



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, MARCH 30, 2009

AFTERNOON SESSION – 1:30 P.M.

EVENING SESSION – 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Carmen Corbasson (Ward 1)
Councillor Maja Prentice (Ward 3)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8) (Chair)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Pat Mullin (Ward 2)
Councillor Pat Saito (Ward 9)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5423/ Fax 905-615-4181

E-Mail: Jessica.Reid@mississauga.ca

STAFF PRESENT: Ms. J. Baker, City Manager & Chief Administrative Officer
Mr. R. Rossini, Director of Finance
Mr. E. R. Sajecki, Commissioner of Planning and Building
Mr. J. Calvert, Director, Policy Planning
Ms. A. Dietrich, Manager, Policy Planning
Ms. E. Irvine, Planner, Policy Planning
Ms. S. Khan, Planner, Policy Planning
Ms. M. Ball, Director, Development & Design
Ms. L. Pavan, Manager, Development Team North
Mr. R. Poitras, Manager, Development Team South
Ms. D. Rusnov, Manager, Development Team West
Mr. J. Famme, Planner, Development & Design
Mr. R. Hughes, Planner, Development & Design
Mr. H. Yeghouchian, Development Planner, Development & Design
Mr. H. Lynch, Planner, Development & Design
Ms. M. Cassin, Manager, Zoning By-law Review
Mr. D. Bryan, Supervisor, Sign Unit
Ms. W. Alexander, Director, Transportation & Infrastructure Plann T&W
Mr. D. Lipnicky, Traffic Planning Coordinator T&W
Mr. S. Ganesh, Transportation Planner T&W
Mr. P. Mitcham, Commissioner of Community Services
Ms. R. Marland, Team Leader, Long Term Planning Community Services
Ms. J. Darragh, Planner, Planning & Heritage Community Services
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. E. Eichenbaum, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

INDEX - PLANNING & DEVELOPMENT COMMITTEE – MARCH 30, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
2. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended, regarding Portable Signs
3. 2008 Growth Forecasts – Supplementary Report
4. Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe
5. Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies

EVENING SESSION – 7:00 P.M.

6. **PUBLIC MEETING** – Draft Plan of Subdivision, to permit 27 detached dwelling lots on a public road, north side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11
7. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, Northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7
8. **PUBLIC MEETING** – Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, West side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

9. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East, Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4
10. SUPPLEMENTARY REPORT –Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 4100-4120 Dixie Road, west side of Dixie Road, south of Rathburn Road East, Owner: Rockwest Property Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM-3, Ward 3
11. SUPPLEMENTARY REPORT - Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Wintor Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6
12. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – MARCH 30, 2009**CALL TO ORDER** - 1:32 P.M.**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST** - NIL**MATTERS CONSIDERED****AFTERNOON SESSION – 1:30 P.M.**1. **Sign Variance Applications – Sign By-law 0054-2002, as amended**

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Sign-By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications.

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 08-03165
Ward 1
6385273 Canada Inc.
1440 Hurontario Street
To permit the following:
 - (i) An illuminated sign with an area of 0.97 sq. m. (10.44 sq. ft.).
 - (ii) One (1) ground sign setback 0.4m (1.3 ft.) from the property line and 2.37m (7.78 ft.) from a driveway entrance/exit.
 - (b) Sign Variance Application 09-03681
Ward 8
Amica Mature Lifestyles Inc.
4620 Kimbermount Ave.
To permit the following:
 - (i) Three (3) ground signs.
 - (c) Sign Variance Application 08-03527
Ward 11
Direct Mazda
2290 Battleford Road
To permit the following:
 - (i) Two (2) fascia signs located on a performance wall.

2. That the following Sign Variances **not be granted**:
- (a) Sign Variance Application 08-01253
Ward 7
Cracovia Square Medical Dental
160 Dundas Street East
To permit the following:
 - (i) Six (6) fascia signs located on the second storey of the building.
 - (b) Sign Variance Application 08-03315
Ward 7
Centre City Medical
3085 Hurontario St., Unit 204
To permit the following:
 - (i) Two (2) signs located on the side of the building (south elevation) that is not a building façade.
 - (ii) Three (3) fascia signs installed on the second storey of the office building.

Councillor Nando Iannicca advised that the applicant requested in writing that Sign Variance Application 08-01253 be referred to staff and moved approval of staff recommendations, save and except Sign Variance Application 08-01253 which shall be referred to staff. The motion was voted upon and carried.

AMENDED

See Recommendation PDC-0027-2009 (Councillor Nando Iannicca)
BL.03.SIG (2009)

2. Proposed Amendments to Mississauga Sign By-law 0054-2002, as amended, regarding Portable Signs

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Proposed Amendments to the Mississauga Sign-By-law 0054-2002, as amended, regarding Portable Signs.

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building entitled "Proposed Amendments to Mississauga Sign By-law 0054-2002", as amended, regarding Portable Signs, be adopted in accordance with the following:

- 1. Amend the Sign By-law to include the following Subsection 23(10);
Notwithstanding Subsection (8)(e) of this section, portable signs may have:
 - i. a maximum of two horizontal lines of coloured copy, each with a maximum height of 30 cm (11.8 inches) or;
 - ii. one horizontal line of coloured copy with a maximum height of 60 cm. (23.6 inches).

2. Amend Section 23 of the Sign By-law to change the maximum number of days a portable sign can be displayed and the time between issuance of permits from twenty-one (21) days to fourteen (14) days.

Councillor Carmen Corbasson received clarification from staff that these requirements will not apply to not-for-profit organizations.

The following individuals were in the audience and spoke to the matter:

Ian Duffy, Magnet Signs
Neil Ritchie, Affordable Portables
Wendy Bigalke, A Big Mobile Sign Company Inc.
Frank Micallef, Design Carpet & Hardwood
Linda Siutra, Vice-Chair Carassauga Festival
Ed Zeagman, Mississauga North Softball

Ian Duffy of Magnet Signs expressed concern for the proposed decreased in duration of a permit for a portable sign due to a recent permit fee increase by the City. He felt that a change in the duration of a permit should be reflected in the price of the permit. Alternatively, he suggested reduction of the distance requirements for additional signage on one property. Mr. Duffy disagreed with the inclusion of the word "horizontal" in the proposed amendment of Section 23(10).

Neil Ritchie of Affordable Portables expressed concern for the decrease in duration of a permit. He commented that a decrease in the duration of a permit will increase the cost.

Wendy Bigalke of A Big Mobile Sign Company Inc. expressed concern for the decrease in duration of a permit. She felt that as a City vendor and for their commercial customers, this proposed amendment will increase their workload as well as City enforcement workload.

Frank Micallef of Design Carpet & Hardwood expressed concern for the impact on business sales during the time when there is no permitted advertising. Mr. Micallef added that the City's timing for this type of proposed amendment is inappropriate considering the current state of the economy.

Linda Siutra, Vice-Chair of Carassauga Festival, expressed concern for the decrease in duration of a permit. Councillor Katie Mahoney confirmed to Ms. Siutra that the proposed amendments to portable signs would not affect the Festival as it is not-for-profit.

Similarly, Councillor Katie Mahoney confirmed to Ed Zeagman of Mississauga North Softball that the proposed amendments to portable signs would not affect the organization as it is not-for-profit.

Councillor Nando Iannicca agreed with the concerns regarding timing for this type of amendment and questioned staff of the implications if Committee does not wish to

proceed with the proposed amendments at this time. Edward Sajecki, Commissioner of Planning and Building Department responded that in October 2008 the permission for colour copy was due to expire and there was a request to review the by-law provisions. In response to that, staff felt that the proposed amendments were a compromise between what was requested and the intent of the Committee. Mr. Sajecki noted that the fee increase referred to by the individuals was ten dollars (\$10). Mr. Sajecki added that there is a huge proliferation of illegal signs across the City.

In response to Councillor Iannicca's question as to the disadvantage of leaving the duration of a permit at 21 days, Darren Bryan, Supervisor of the Sign Unit, explained the purpose for the reduction is to give other individuals on the same property the opportunity to have a portable sign.

A verbal motion by Councillor Iannicca that part 1 of staff's recommendation respecting colour copy be approved and that part 2 of staff's recommendation be deferred as it pertained to the duration of a permit and that staff bring the matter forward to Committee after November 30, 2010, was voted upon and carried.

Subsequently, a verbal motion by Councillor Iannicca that correspondence from Neil Ritchie, Affordable Portables dated March 26, 2009 and from Arshad Mahmood dated March 23, 2009 be received, was voted upon and carried.

AMENDED

See Recommendation PCD-0028-2009 (Councillor Nando Iannicca)

BL.03.PRO

3. 2008 Growth Forecasts – Supplementary Report

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to 2008 Growth Forecasts – Supplementary Report.

RECOMMENDATION:

1. That the Region of Peel be requested to amend the Regional Official Plan to provide for the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled "2008 Growth Forecasts – Supplementary Report" dated March 10, 2009 from the Commissioner of Planning and Building.
2. That the High Growth Scenario for the City of Mississauga prepared by Hemson Consulting Ltd. contained in the report titled "2008 Growth Forecasts – Supplementary Report" dated March 10, 2009 from the Commissioner of Planning and Building, be endorsed for the purpose of service and infrastructure planning and the Development Charges Review.
3. That the report titled "2008 Growth Forecasts – Supplementary Report" dated March 10, 2009 from the Commissioner of Planning and Building, be circulated,

by the City Clerk, for information to the City of Brampton, Town of Caledon and Region of Peel.

Angela Dietrich, Manager, Policy Planning provided a Power Point presentation to Committee outlining the forecasts and indicated that a decision on the forecast scenarios is critical as the adopted forecasts will provide input for other City policies. Ms. Dietrich explained the Reference and High Growth Scenarios as well as the population and employment growth. She explained the distribution of growth across the City indicating that land supply capacity will be the same for both scenarios, development is assumed for the downtown, nodes and corridors, no additional lands have been identified for development in the High Growth Scenario. Ms. Dietrich commented that the difference between the two scenarios is related to the timing of market demand; the High Growth Scenario assumes slightly higher demand for development and growth occurring a few years earlier than in the Reference Growth Scenario.

Ms. Dietrich explained that the High Growth Scenario is in line with the Strategic Plan for Mississauga as it relates to developing a transit-oriented City, ensuring youth, older adults and new immigrants thrive, completing neighbourhoods, cultivating creative and innovative businesses, and living green. Further, she reviewed the draft Strategic Plan action 55 which stated that "we will increase the population target – use growth to fund infrastructure".

Subsequently, Ms. Dietrich commented that the High Growth Scenario supports reinvestment, growth related revenues fund investments in Municipal services and infrastructure, supports growth of downtown, nodes and corridors, and supports transit initiatives. She explained that certain actions should be taken to successfully attract growth, for example: improve transit service, community services, health care, access and mobility, urban environment, and investment in the public realm.

Ms. Dietrich explained the process for the growth targets for the Region of Peel contained in the Growth Plan and Hemson Consulting Ltd. ("Hemson") conclusions. Growth Plan allocation for 2031 will be exceeded and therefore the Region of Peel will be required to adjust the forecasts of the area municipalities, in consultation with the area municipalities, in order to achieve Growth Plan conformity. She compared how the High and Reference Growth Scenarios would affect the Region of Peel Growth Plan targets. The Region is working on a discussion paper and will hold a Regional Growth Management Workshop tentatively on April 30, 2009.

Mr. Dietrich explained the financial impact of High Growth Scenario analyzed by Hemson which concluded that the fiscal impact of the High Growth forecast would be only marginally different than that under the Reference Growth forecast.

In conclusion, Ms. Dietrich commented that staff recommend that Committee adopt the High Growth Scenario.

Councillor Nando Iannicca felt that this report is premature and that the population is already in Mississauga and the downtown and his constituents want community services

and infrastructure for the existing downtown communities. Councillor Iannicca moved receipt of the Corporate Report and that it be forwarded to the Region of Peel. The motion failed. Edward Sajecki, Commissioner of Planning and Building Department responded that these are forecasts which look at absorption rates and growth will allow the City to fund future community infrastructure. Mr. Sajecki indicated that the High Growth Scenario is in line with the City's goals.

In response to questions from Councillor Carmen Corbasson, Ms. Dietrich confirmed that the 2008 Growth Forecast must be approved by the Region of Peel and that City staff participate in a Regional technical advisory committee in regard to the growth forecast. She added that the High Growth Scenario will ensure the Regional forty percent intensification goal is met. Subsequently, Councillor Corbasson expressed concern for the multifaceted diverse Lakeview community that Council wishes to develop. Ms. Dietrich explained that the Corporate Report designations reflect the current zoning and plans for a designation of property will not be included in forecasts until they are approved through the planning process.

Councillor Frank Dale expressed support for Councillor Iannicca's comments regarding intensification in the downtown. He added that operational costs for community services and infrastructure are high and there is already City Centre congestion. Councillor Dale would rather see businesses in the downtown core than more residential growth.

Councillor Maja Prentice commented that the City is behind on operational costs for infrastructure due to the amount of growth it has experienced. She expressed concern for staff's High Growth Scenario recommendation. Mr. Sajecki responded that the 2008 Growth Forecast process will not designate land; it is a forecast and the City will collect more revenue with the High Growth Scenario by way of development charges. Councillor Prentice commented that the infrastructure operating costs will be difficult to maintain later.

Janice Baker, City Manager commented that residential growth does not pay for itself and that attracting employment growth is preferred. With regard to the operating costs for infrastructure, notwithstanding budget challenges, staff identified that Mississauga property taxes are at a superior rate in relation to other local municipalities. She added that this is an academic exercise that speaks to the vision for the City and how it wants to grow and understand the operating pressures.

In response to Councillor Eve Adams, staff confirmed that it would be possible to select the lower population forecast and components of the higher employment forecast. Some employment growth is linked to services for population and, therefore, the lower employment forecast for population related employment growth relates to the lower population forecast. However employment forecasts related to office growth and employment lands development are not linked to population growth and the higher forecast could be selected.

Councillor Adams also commented on the increased size of residences in the City. Councillor Iannicca commented that the increase of residence size in the Region is due to

cultural communities housing multiple families in the same household and he has no doubt that the High Growth forecast will materialize in time, but this is premature of the tangible benefits. Provide the infrastructure first and the growth later. Councillor Iannicca moved a verbal motion to receive the staff report, which was lost.

The following individuals were in the audience and spoke to the matter:

Glen Broll of Glen Schnarr & Associates Inc.

Jim Tovey, President of the Lakeview Ratepayer's Association

Mr. Broll commented that there are grand plans for Lakeview that are not recognized in the staff report. However, he is fine with this moving forward today and looks forward to the plans for Lakeview. John Calvert, Director of Policy Planning responded that the 2008 Growth Forecast process does not designate land, the Lakeview and Port Credit District Plans will achieve that result.

Mr. Tovey indicated that he sought reinforcement from Committee that this exercise will not hinder the plans to develop Lakeview as a multifaceted diverse community. Councillor Corbasson commented that Committee has made the vision for Lakeview district clear to staff, who will conduct the policy review in that regard. Mr. Calvert advised that Official Plan Amendment 95 will bring the Official Plan in conformity with the Growth Plan by June 2009 and will not change land use designations. The designation of those lands will be addressed in the local plans.

Councillor Prentice added that any property owner may come forward with an application to amend the designation at any time.

In response to a question from Councillor Corbasson, Mr. Sajecki advised that the Development Charges By-law will expire in July 2009 and Committee must adopt a 2008 Growth Forecast now or it will delay other policies. He added that the City has to be in a position to defend the forecast that it chooses in the event that it is challenged before the Ontario Municipal Board.

Committee directed that staff provide a blended growth scenario taking into consideration major office development, manufacturing employment, and population employment as well as the difference in the high forecast without the population related employment for the next Council meeting.

Wendy Alexander, Director of Transit added that a decision must be made now for transit purposes.

Mr. Rossini advised that Committee has the option to adopt the Reference Growth Forecast and staff could come back with an amended forecast later.

Councillor Carolyn Parrish commented that the City made a dramatic step forward when it requested the government not to construct a power plant in Mississauga and suggested that this type of acknowledgement be included in the staff reports so that the public is informed.

Councillor Prentice moved a verbal motion to refer the matter to Council without a recommendation with the additional information regarding employment provided by staff. The motion was voted upon and carried.

REFERRED TO COUNCIL / DIRECTION (Councillor Maja Prentice)
CD.03.MIS

4. Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe.

RECOMMENDATION:

That Official Plan Amendment 95 be circulated for comment and an open house and statutory public meeting be held to provide members of the public and other stakeholders the opportunity to consider the proposed amendment to Mississauga Plan as outlined in the report titled "Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe" dated March 10, 2009 from the Commissioner of Planning and Building.

Shahada Khan, Planner Policy Planning explained the staff report with the use of a Power Point presentation. She noted that under the *Places to Grow Act, 2005*, the Mississauga Official Plan must conform to the Growth Plan by June 16, 2009 and noted that the City requested a six-month extension from the Province to the conformity deadline and the Province directed Mississauga to bring the Mississauga Plan into conformity by the deadline. Official Plan Amendment ("OPA") 95 will bring Mississauga Official Plan into conformity with the Growth Plan. Ms. Khan advised that Development and Design, Community Services, Transportation and Works, Legal Services and the Region of Peel were consulted on OPA 95. She advised that OPA 95 included a new section regarding intensification, which combined Residential (Interim Policies) with City Centre, Nodes, and Corridors and new policies. The Growth Forecast reflected the High Growth Scenario and may be modified as the Region has not allocated growth to area municipalities at this time. OPA 95 provided for intensification areas for Urban Growth Centre (UGC), Nodes, Corridors and major Transit station areas. The UGC boundary will be amended to reflect the boundary approved by the Province and will comprise the City Centre, the Cooksville Node and lands along Hurontario Street. Ms. Khan outlined the proposed development requirements under the UGC, Nodes, Corridors and major Transit station areas as well as the area outside of intensification areas noting the height restrictions, population and employment ratios and proposed basis for approval of applications. She noted that new general policies are proposed for each intensification area to encourage: major office development, complete communities, phasing, and redevelopment may not be permitted on sites identified as heritage resources. She

discussed the proposed definition of Community Infrastructure and Community Infrastructure Policies. Ms. Khan advised that the housing strategy, air quality protection, water conservation, energy conservation and integrated waste management policies require Regional input. Subsequently, she discussed the Housing, Transportation, Environmental, and Conversion of Employment Lands Policies as well as the new glossary terms.

Subsequently, Ms. Khan advised that staff are proceeding with the completion of the new Mississauga Official Plan which will: have a new urban structure, incorporate initiatives and studies, include Regional Official Plan review, provide a vision, be user-friendly and provide a basis for defending planning decisions at the Ontario Municipal Board. The proposed Official Plan is scheduled for consideration by the Planning & Development Committee in the fall of 2009.

In conclusion, Ms. Khan advised that there will be an open house in late April 2009, a statutory public meeting held by the Planning and Development Committee on May 4, 2009, a Corporate Report outlining the feedback received and recommendation for adoption of OPA 95 to Planning and Development Committee on June 1, 2009 and final disposition by Council on June 10, 2009. The Provincial deadline is June 16, 2009.

Councillor Maja Prentice commented that there is a need for subsidized housing in Mississauga and Angela Dietrich, Manager of Policy Planning advised that an affordable housing study is included in the work plan and that once the Regional allocations are completed, staff will provide recommendations to Committee for amendment of the Mississauga Official Plan and appropriate additional policies.

In response to Councillor Prentice noting that Eglinton Avenue is not included in the Applewood District Policies, staff will review and correct this for the public meeting.

It was noted that with the new Mississauga Official Plan scheduled for consideration in fall, 2009, staff will not come forward with any amendments for the Lakeview District until the review of the Lakeview District is completed.

The following individuals were in the audience and spoke to the matter:
Glen Broll, Glen Schnarr & Associates Inc.
Professor John Danahy

Glen Broll of Glen Schnarr & Associates Inc. addressed Committee representing Northern Realty Advisors in the Lakeview District. He expressed concern for the designation of employment lands in Lakeview and felt that this should be done through a comprehensive review. Staff responded that Hemson Consulting Ltd. completed the legislated comprehensive employment review which identified the Lakeview corridor for managed change, now staff will move forward with the Lakeview District review process.

Professor John Danahy advised that the Lakeview legacy plan was one of ten projects selected for an award. Mr. Danahy described his vision for Lakeview in regard to transit

and complete communities. He was satisfied with the staff report and looks forward to the opportunity for more involvement through the Lakeview District review process.

A verbal motion by Councillor Maja Prentice for approval of the staff recommendation was voted upon and carried.

APPROVED

See Recommendation PDC-0029-2009 (Councillor Maja Prentice)
CD.03.MIS

5. Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies.

RECOMMENDATION:

1. That the proposed Regional Official Plan Amendment 20 (ROPA 20) - Energy and Sustainability Policies be supported subject to the modifications identified in the report and detailed in Appendix 2 of the report titled "*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*" dated March 10, 2009 in from the Commissioner of Planning and Building.
2. That the report titled "*Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies*" dated March 10, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

A verbal motion by Councillor Maja Prentice to approve staff's recommendations was voted upon and carried.

APPROVED

See Recommendation PDC-0030-2009 (Councillor Maja Prentice)
CD.01.REG

Committee recessed the afternoon session of this Planning and Development Committee meeting at approximately 3:44 p.m. and was scheduled to reconvene for its evening session at 7:00 p.m.

EVENING SESSION – 7:00 P.M.

Committee reconvened for the evening session of this Planning and Development Committee meeting at approximately 7:00 p.m.

6. PUBLIC MEETING – Draft Plan of Subdivision, to permit 27 detached dwelling lots on a public road, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Draft Plan of Subdivision to permit 27 detached dwelling lots on a public road Block 114, Registered Plan 43M-856, North side of Eglinton Avenue West, east of Erin Mills Parkway, Owner: Peel District School Board, Applicant: Erin Mills Development Corporation, Bill 51, T-M08004 W11, Ward 11

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 27 detached dwelling lots on a public road, under File T-M08004 W11, Erin Mills Development Corporation on behalf of the Peel District School Board, Block 114, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, be received for information.

Councillor Katie Mahoney called this public meeting to order at approximately 7:00 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Randy Griffin of Erin Mills Development Corporation gave a brief presentation of the application. Mr. Griffin advised that the owner of the subject property is Erin Mills Development Corporation and requested that the records be amended accordingly.

Councillor George Carlson expressed support for the proposal and moved a verbal motion to receive the Corporate Report dated March 10, 2009, from the Commissioner of Planning and Building with respect to the application for a draft plan of subdivision by Erin Mills Development Corporation for Block 114, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, under file T-M08004 W11, for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting. The motion was voted on and carried.

This public meeting closed at approximately 7:15 p.m.

RECEIVED/AMENDED

See Recommendation PDC-0031-2009 (Councillor George Carlson)
T-M08004 W11

7. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Official Plan Amendment and Rezoning Applications to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units, 2021 – 2041 Cliff Road, northeast corner of North Service Road and Cliff Road, Owner: Gemini Urban Design (Cliff) Corp., Applicant: Jim Levac, Korsiak and Company Ltd., Bill 20, OZ 06/019 W7, Ward 7

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Residential High Density II – Special Site" and to change the Zoning of By-law 0225-2007 from "C2" (Neighbourhood Commercial) to "C2 – Exception" (Neighbourhood Commercial) and "RA5 - Exception" (Residential Apartments), to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units under file OZ 06/019 W7, Gemini Urban Design (Cliff) Corp., 2021 - 2041 Cliff Road, be received for information.

Councillor Katie Mahoney called this public meeting to order at approximately 7:15 p.m. and read the recommendation from the Corporate Report.

There were people in the audience who indicated interest in the subject matter.

Councillor Nando Iannicca explained that this report is for information only and that the proposal will not be approved at this meeting. Further, he advised that he held a community meeting last week. The Councillor stated that he will hold another community meeting prior to this proposal coming back to a future Committee meeting for approval.

Jim Levac of Korsiak and Company Ltd., the applicant, gave a brief presentation of the application and explained the reasons behind the application. He advised that the owner felt that it is important to maintain the commercial presence in the community and would like to improve the site. Mr. Levac raised the question of why the Official Plan designated a 26 meter (85 feet) right-of-way for the subject property while other properties on North Service Road designated a 20 meter (66 feet) right-of-way. Councillor Nando Iannicca directed that staff provide an explanation to Mr. Levac's question in the Supplementary Report for this application.

Les Klein of Quadrangle Architects Limited outlined the differences between the proposal put forward two years ago and the subject proposal. He explained that they are proposing additional underground parking as well as a new stepped apartment building located on the north corner of the site backing onto the hydro lands. He commented that they are proposing phased construction as follows: Phase 1, 3-storey retail and office building; Phase 2, relocation of tenants from existing retail and office to the new 3-storey retail and office building; Phase 3, construction of 20 townhouses, stepped 9-storey apartment building and underground parking; Phase 4, demolition of existing fitness centre building and construction of remaining townhouses; Phase 5, construction of twin towers fronting on North Service Road. Subsequently, Mr. Klein reviewed the shadow study they had conducted and demonstrated that there are slim and fast moving shadows which will affect properties north of the site and south of the Queen Elizabeth Way.

Councillor Nando Iannicca outlined the following written concerns received from the community: the density is too intense in relation to the size of this site; the 9-storey building is too tall for the proposed location on the site; the buildings are large as they relate to the local community; and related parking and traffic.

In response to Councillor McFadden's inquiry, Mr. Klein confirmed that they will consider designating some condominium units for seniors given the local demographic area.

In response to questions from Councillor Maja Prentice, Ken Slater of Gemini Urban Design (Cliff) Corp., the owner, confirmed that the proposed retail and office building is large enough to accommodate the existing medical practices. He added that the medical practices would continue to operate in the existing building during phase 1 of construction and could be moved over to the new retail and office building in phase 2 of construction. Subsequently, he advised that the proposed building provided 30,000 square feet (9,144 meters) of commercial space.

Andrew Gassmann, Co-President of Crooksville Munden Park Homeowners Organization and Secretary of Cliffway Focus Group Committee, and homeowner on Cliff Road addressed Committee. He highlighted the key concerns contained in the memorandum from Crooksville Munden Park Homeowners Organization dated March 20, 2009. Subsequently, Mr. Gassmann showed shadow studies attached to the said memorandum and noted that these studies depicted greater impacts expanding wider than the applicant's shadow study. Mr. Gassmann requested that the Committee consider how the building shadows would influence traffic on the Queen Elizabeth Way.

Chris Kells, resident, expressed concerns for the development's related traffic, the quality of life for the local area homeowners, health issues, and for the devalue of local homes. She felt that this community needs protection from continuous applications for intensification. Councillor Nando Iannicca responded to Ms. Kells comment indicating that this community has not had a development application for years. Edward Sajecki, Commissioner of Planning & Building, added that legislation requires that the City consider any development application filed.

Mark Bradley, resident, expressed concern for the applicant's shadow studies and questioned whether they included the proposed 9-storey apartment building, for the inconvenience from construction, and for the proposal's density. He felt that the existing site fits the community and questioned whether businesses operating in the existing premises would be invited to the new building. Lastly, he expressed concern for the quality of life in the community.

Dorothy Britton, resident, expressed concern for the intensification of the proposal and the estimated duration of construction over eight to ten years and its effect on the quality of life in the local area.

Murray Small, resident, expressed concern for the decrease of value for his property.

Jim Wilkinson, resident, expressed concern for the stability of the community.

In response to Mayor McCallion's inquiry, Mr. Sajecki confirmed that the subject site does not fall within the Mississauga Urban Growth Centre and the residential intensification policies do not impact this site due to an appeal of the Official Plan Amendment and therefore the previous policy framework is applied. Mayor McCallion indicated that the Mississauga Urban Growth Centre discourages the conversion of commercial to residential. Mr. Sajecki agreed that staff will clarify the issue surrounding the subject site and matters relating to the Mississauga Urban Growth Centre as raised by Mayor McCallion in the Supplementary Report.

Councillor Frank Dale commented that this is a great community and this development would completely destroy the character of the existing neighbourhood.

Councillor George Carlson expressed concern for the community as well.

Councillor Nando Iannicca thanked the residents for coming forward with their concerns. He expressed support for the Mayor's comments regarding the Official Plan. Councillor Iannicca expressed concern for the proposal and in particular for the 9-storey apartment building.

Councillor Nando Iannicca moved a verbal motion to receive the Corporate Report dated March 10, 2009, from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications by Jim Levac, Korsiak and Company Ltd. for 2021 – 2041 Cliff Road, northeast corner of North Service Road and Cliff Road, under file OZ 06/019 W7, for information, and to receive the petition from residents of Cliff Road and surrounding neighbourhood area of Ward 7 stating their opposition to the proposed development, and to receive the correspondence from Andrew Gassmann for Cooksville Munden Homeowner's Association and Cliffway Focus Group Committee dated March 20, 2009 expressing concerns for the proposal and the responding correspondence from Jim Levac of Korsiak & Company the applicant dated March 30, 2009, and to receive the correspondence from D. Lynn Buckerfield, resident, dated March 27, 2009, Dennis and Annette Jones, residents, dated March 30, 2009, and

Chunmin Pu, resident, dated March 29, 2009, outlining their concerns regarding the proposed development. The motion was voted on and carried.

This public meeting closed at approximately 8:17 p.m.

RECEIVED/AMENDED

See Recommendation PDC-0032-2009 (Councillor Nando Iannicca)
OZ 06/019 W7

8. PUBLIC MEETING – Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, west side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Proposed Official Plan Amendment and Proposed Amendment to Zoning By-law 0225-2007, 20 Central Parkway West, West side of Hurontario Street, south side of Central Parkway West, Owner: 2135707 Ontario Inc. (Healthcorp Group Services Inc.), Applicant: John D. Rogers and Associates Inc., Bill 51, BL.09.COM W7, Ward 7

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding the applications to amend Mississauga Plan Fairview District Policies, Special Site 4, to permit a maximum Floor Space Index (FSI) of 3.75 and to change the Zoning from "RA3-20" (Apartment Dwellings - Exception) to "RA3-20", amended (Apartment Dwellings - Exception, amended) in By-law 0225-2007, to permit a maximum Floor Space Index (FSI) of 3.75 in recognition of the maximum gross floor area of 11 500 m² (123,789 sq.ft.) previously permitted under By-law 5500, to amend the parking standard for a retirement dwelling to reflect the current Zoning By-law standard and to delete the regulations for an apartment dwelling and a long-term care dwelling, under File BL.09-COM W7, 20 Central Parkway West, 2135707 Ontario Inc. (Healthcorp Group Services Inc.), be received for information.

Councillor Katie Mahoney called this public meeting to order at approximately 8:18 p.m. She advised that staff brought forward a revised recommendation and read the following:

REVISED RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding the applications to amend Mississauga Plan Fairview District Policies, Special Site 4, to permit a maximum Floor Space Index (FSI) of 3.75 and to change the Zoning from "RA3 20" (Apartment Dwellings - Exception) to "RA3-20", amended (Apartment Dwellings - Exception, amended) in By law 0225 2007, to permit a maximum Floor Space Index (FSI) of 3.75 in recognition of the maximum gross floor area of 11 500 m² (123,789 square feet) previously permitted under By-law 5500, under File BL.09-COM W7, 20 Central Parkway

West, 2135707 Ontario Inc. (Healthcorp Group Services Inc.), be received for information.

There were people in the audience who indicated interest in the subject matter.

Marianne Cassin, Manager of Zoning By-law Review, gave a brief explanation of the application.

Fern Betel, representative for the medical office to the south of the site, expressed concern for the 25 parking spaces on the site that are currently used by the medical office. Ms. Cassin indicated that the applicant requested that the 25 parking spaces be "required" instead of "provided" under the By-law. She advised that this matter will be clarified in the future Supplementary Report.

Councillor Nando Iannicca moved receipt of the revised recommendation, for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting, and to receive the correspondence from Robert A. Dragicevic of Walker, Nott, Dragicevic Associates Limited, on behalf of his client, an adjacent property owner, dated March 30, 2009, outlining their concerns regarding the proposed development. The motion was voted on and carried.

This public meeting closed at approximately 8:29 p.m.

RECEIVED/AMENDED

See Recommendation PDC-0033-2009 (Councillor Nando Iannicca)

BL.09.COM W7

9. SUPPLEMENTARY REPORT - Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East, Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Rezoning and Draft Plan of Subdivision Applications to permit five detached dwellings, Part of Lot 10, Plan A-24, East of Wilcox Road, north of Rathburn Road East Owner: Dan-Con Developments Ltd., Applicant: Larkin and Associates, Bill 51, OZ 07/005 W4 and T-M07002 W4, Ward 4.

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/005 W4 and T-M07002 W4, Dan-Con Developments Ltd., Part of Lot 10, Plan A-24, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3" (Detached Dwellings) to "R4-Exception" (Detached Dwellings) to permit 5 detached dwellings in

accordance with the proposed zoning standards described in this report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision, be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the Plan of Subdivision under file T-M07002 W4, be recommended for approval subject to the conditions contained in Appendix S-3, attached to the report dated March 10, 2009, from the Commissioner of Planning and Building and those from any other official agency.
 3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

Haig Yeghouchian, Development Planner, Development & Design Division, provided an explanation of the proposal with the aide of a power point presentation. Mr. Yeghouchian described the subject property which is located in the Rathwood District. This is a residential district within a block bounded by Cawthra Road, Wilcox Road, Meadows Boulevard and Rathburn Road East, consisting of detached dwellings to the east, south and west and detached dwellings and a vacant residential lot to the north. The subject land is a remnant parcel from prior development approval. He also reviewed the local policies and existing zoning for the subject property. Subsequently, Mr. Yeghouchian reviewed the concerns expressed by residents at the statutory public meeting of the Planning and Development Committee held on September 29, 2008 and staff's responses thereto.

Councillor Frank Dale commented that the subject property has potential for future development. He advised that he held a community meetings on June 25, 2008 and July 4, 2008, the statutory public meeting of the Planning and Development Committee was held on September 29, 2008 and Councillor held another community meeting in February, 2009 to resolve community concerns. The applicant has been patient throughout this planning process. Councillor Dale expressed support for the proposed design and commented that it maintained the character of the local area. Subsequently, Councillor Dale moved a motion for approval of staff's recommendations. The motion was voted upon and carried.

APPROVED

See Recommendation PDC-0034-2009 (Councillor Frank Dale)

OZ 07/005 W4 and T-M07002 W4

10. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 4100-4120 Dixie Road, West side of Dixie Road, south of Rathburn Road East, Owner: Rockwest Property Inc., Applicant: Stephen Bernatt
Bill 51, BL.09-COM-3, Ward 3

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation

distance requirement for restaurants from the lot line of a Residential Zone, 4100-4120 Dixie Road, West side of Dixie Road, south of Rathburn Road East, Owner: Rockwest Property Inc., Applicant: Stephen Bernatt, Bill 51, BL.09-COM-3, Ward 3.

RECOMMENDATION:

That the Report dated March 10, 2009 from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W3, Rockwest Property Inc., 4100-4120 Dixie Road, west side of Dixie Road, south of Rathburn Road East, be adopted in accordance with the following:

- (i) That the application to change the Zoning from "C1-2" (Convenience Commercial - Exception) to "C1-Exception" (Convenience Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

Councillor Maja Prentice advised that resident's concerns were addressed and moved a verbal motion to approve staff's recommendation. The motion was voted upon and carried.

APPROVED

See Recommendation PDC-0035-2009 (Councillor Maja Prentice)
BL.09.COM W3

11. SUPPLEMENTARY REPORT - Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Wintor Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to Proposed Official Plan Amendment and Rezoning Applications to permit an increased floor space index (FSI) for apartment dwellings and apartment dwellings on lands previously zoned for a walkway, Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M-1237, Southwest corner of Eglinton Avenue West and Creditview Road, Owner: Wintor Equities Inc. Applicant: Glen Schnarr & Associates Inc. Bill 51, BL.09-COM W6, Ward 6.

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File BL.09-COM W6, Wintor Equities Inc., Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of

Block 2, Registered Plan 43M-1237, southwest corner of Eglinton Avenue West and Creditview Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to amend Mississauga Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, to permit a maximum floor space index (FSI) of 1.77 and delete the Open Space block and permit apartment dwellings, be approved.
2. That the application to change the Zoning from "RA3-28" (Apartment Dwellings - Exception) to "RA3-28", amended (Apartment Dwellings - Exception, amended) to permit a maximum floor space index (FSI) of 1.77; and to change the zoning from "OS1" (Open Space) to "RA3-28", amended (Apartment Dwellings - Exception, amended) in accordance with the proposed zoning standards described in the Information Report, be approved in principle and that the by-law be submitted to the Ontario Municipal Board for approval with respect to the outstanding appeal to By-law 0225-2007.

A motion by Councillor Carolyn Parrish for approval of staff's recommendations was voted upon and carried.

APPROVED

See Recommendation PDC-0036-2009 (Councillor Carolyn Parrish)

BL.09.COM W6

12. SUPPLEMENTARY REPORT – Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6

Report dated March 10, 2009 from the Commissioner of Planning and Building with respect to a Rezoning Application to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone, 1151 Dundas Street West, Northwest corner of Dundas Street West and Erindale Station Road, Owner: Paula Dale Ltd., Applicant: Stephen Bernatt, Bill 51, BL.09-COM W6, Ward 6.

RECOMMENDATION:

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W6, Paula Dale Ltd., 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road, be adopted in accordance with the following:

1. That the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a

Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

A motion by Councillor Carolyn Parrish for approval of staff's recommendations was voted upon and carried.

APPROVED

See Recommendation PDC-0037-2009 (Councillor Carolyn Parrish)

BL.09.COM W6

ADJOURNMENT - 8:53 p.m.

REPORT 5 - 2009

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its fifth report of 2009 and recommends:

PDC-0027-2009

That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances be granted:
 - (a) Sign Variance Application 08-03165
Ward 1
6385273 Canada Inc.
1440 Hurontario Street
To permit the following:
 - (i) An illuminated sign with an area of 0.97 sq. m. (10.44 sq. ft.).
 - (ii) One (1) ground sign setback 0.4m (1.3 ft.) from the property line and 2.37m (7.78 ft.) from a driveway entrance/exit.
 - (b) Sign Variance Application 09-03681
Ward 8
Amica Mature Lifestyles Inc.
4620 Kimbermount Ave.
To permit the following:
 - (i) Three (3) ground signs.
 - (c) Sign Variance Application 08-03527
Ward 11
Direct Mazda
2290 Battleford Road
To permit the following:
 - (i) Two (2) fascia signs located on a performance wall.
2. That the following Sign Variance not be granted:
 - (a) Sign Variance Application 08-03315
Ward 7
Centre City Medical
3085 Hurontario St., Unit 204
To permit the following:
 - (i) Two (2) signs located on the side of the building (south elevation) that is not a building façade.
 - (ii) Three (3) fascia signs installed on the second storey of the office building.
3. That the following Sign Variance be referred to staff:
 - (a) Sign Variance Application 08-01253
Ward 7
Cracovia Square Medical Dental
160 Dundas Street East
To permit the following:
 - (i) Six (6) fascia signs located on the second storey of the building.

BL.03.SIG (2009)

PDC-0028-2009

1. That the Report dated March 10, 2009, from the Commissioner of Planning and Building entitled "Proposed Amendments to Mississauga Sign By-law 0054-2002", as amended, regarding Portable Signs, be received and that the Sign By-law 0054-2002 be amended to include the following Subsection 23(10);
Notwithstanding Subsection (8)(e) of this section, portable signs may have:
 - i. a maximum of two horizontal lines of coloured copy, each with a maximum height of 30 cm (11.8 inches) or;
 - ii. one horizontal line of coloured copy with a maximum height of 60 cm. (23.6 inches).
2. That the staff recommendation to change the maximum number of days a portable sign can be displayed and the time between issuance of permits considered by the Planning and Development Committee at its meeting on March 30, 2009 be deferred and that staff bring this matter forward to a meeting of the Planning and Development Committee after November 30, 2010.
3. That the correspondence received from Neil Ritchie of Affordable Portables dated March 26, 2009, and Arshad Mahmood, resident, dated March 23, 2009, expressing their concerns for the proposed amendments to the Mississauga Sign By-law 0054-2002, as amended regarding portable signs, be received.

BL.03.PRO

PDC-0029-2009

That Official Plan Amendment 95 be circulated for comment and an open house and statutory public meeting be held to provide members of the public and other stakeholders the opportunity to consider the proposed amendment to Mississauga Plan as outlined in the report titled "Official Plan Amendment 95 - Conformity of Mississauga Plan to the Growth Plan for the Greater Golden Horseshoe" dated March 10, 2009 from the Commissioner of Planning and Building.

CD.03.MIS

PDC-0030-2009

1. That the proposed Regional Official Plan Amendment 20 (ROPA 20) - Energy and Sustainability Policies be supported subject to the modifications identified in the report and detailed in Appendix 2 of the report titled "Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies" dated March 10, 2009 in from the Commissioner of Planning and Building.
2. That the report titled "Regional Official Plan Amendment 20 (ROPA 20) – Sustainability and Energy Policies" dated March 10, 2009 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

CD.01.REG

PDC-0031-2009

That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application for a draft plan of subdivision to permit 27 detached dwelling lots on a public road, under File T-M08004 W11, Erin Mills Development Corporation, Block 114, Registered Plan 43M-856, north side of Eglinton Avenue West, east of Erin Mills Parkway, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

T-M08004 W11

PDC-0032-2009

1. That the Report dated March 10, 2009, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "General Commercial" to "Residential High Density II – Special Site" and to change the Zoning of By-law 0225-2007 from "C2" (Neighbourhood Commercial) to "C2 – Exception" (Neighbourhood Commercial) and "RA5 - Exception" (Residential Apartments), to permit a 3 storey medical office building with retail at grade; a 20 storey, 255 unit apartment building; an 18 storey, 175 unit apartment building; a 9 storey, 135 unit apartment building and 46 townhouse units under file OZ 06/019 W7, Gemini Urban Design (Cliff) Corp., 2021 - 2041 Cliff Road, be received for information.
2. That the correspondence from Andrew Gassmann for Cooksville Munden Homeowner's Association and Cliffway Focus Group Committee dated March 20, 2009 expressing concerns for the proposed Official Plan Amendment and Rezoning Applications for 2021-2041 Cliff Road, the northeast corner of North Service Road and Cliff Road under file OZ 06/019 W7, and the responding correspondence from Jim Levac of Korsiak & Company the applicant dated March 30, 2009, be received.
3. That the correspondence from D. Lynn Buckerfield, resident, dated March 27, 2009, Dennis and Annette Jones, residents, dated March 30, 2009, and Chunmin Pu, resident, dated March 29, 2009, expressing their concerns for the proposed Official Plan Amendment and Rezoning Applications for 2021-2041 Cliff Road, the northeast corner of North Service Road and Cliff Road under file OZ 06/019 W7, be received.
4. That the petition from residents of Cliff Road and surrounding neighbourhood area of Ward 7 stating their opposition to the proposed Official Plan Amendment and Rezoning Applications for 2021-2041 Cliff Road, the northeast corner of North Service Road and Cliff Road under file OZ 06/019 W7, be received.

OZ 06/019 W7

PDC-0033-2009

1. That the Report dated March 10, 2009 from the Commissioner of Planning and Building regarding the applications to amend Mississauga Plan Fairview District Policies, Special Site 4, to permit a maximum Floor Space Index (FSI) of 3.75 and to change the Zoning from "RA3 20" (Apartment Dwellings - Exception) to "RA3-20", amended (Apartment Dwellings - Exception, amended) in By law 0225 2007, to permit a maximum Floor Space Index (FSI) of 3.75 in recognition of the maximum gross floor area of 11 500 m² (123,789 square feet) previously permitted under By-law 5500, under File BL.09-COM W7, 20 Central Parkway West, 2135707 Ontario Inc. (Healthcorp Group Services Inc.), be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.
2. That the correspondence from Robert A. Dragicevic of Walker, Nott, Dragicevic Associates Limited, on behalf of his client, an adjacent property owner, dated March 30, 2009, expressing their concerns for the proposed Official Plan Amendment and Rezoning Applications for the 20 Central Parkway West, west side of Hurontario Street, south side of Central Parkway West under file BL.09.COM W7, be received.

BL.09.COM W7

PDC-0034-2009

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/005 W4 and T-M07002 W4, Dan-Con Developments Ltd., Part of Lot 10, Plan A-24, be adopted in accordance with the following:

1. That the application to change the Zoning from "R3" (Detached Dwellings) to "R4-Exception" (Detached Dwellings) to permit 5 detached dwellings in accordance with the proposed zoning standards described in this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision, be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
2. That the Plan of Subdivision under file T-M07002 W4, be recommended for approval subject to the conditions contained in Appendix S-3, attached to the report dated March 10, 2009, from the Commissioner of Planning and Building and those from any other official agency.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

OZ 07/005 W4 and T-M07002 W4

PDC-0035-2009

That the Report dated March 10, 2009 from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W3, Rockwest Property Inc., 4100-4120 Dixie Road, west side of Dixie Road, south of Rathburn Road East, be adopted in accordance with the following:

- (i) That the application to change the Zoning from "C1 2" (Convenience Commercial - Exception) to "C1 Exception" (Convenience Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

BL.09.COM W3

PDC-0036-2009

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File BL.09 COM W6, Wintor Equities Inc., Part of Lot 6, Range 5, North of Dundas Street and Blocks 1, 6, 8, 9, 10 and Part of Block 2, Registered Plan 43M 1237, southwest corner of Eglinton Avenue West and Creditview Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential - High Density I, Special Site 12" to "Residential - High Density I, Special Site 12", amended, and to amend Mississauga Plan from "Public Open Space" to "Residential - High Density I, Special Site 12", amended, to permit a maximum floor space index (FSI) of 1.77 and delete the Open Space block and permit apartment dwellings, be approved.
2. That the application to change the Zoning from "RA3 28" (Apartment Dwellings - Exception) to "RA3 28", amended (Apartment Dwellings - Exception, amended) to permit a maximum floor space index (FSI) of 1.77; and to change the zoning from "OS1" (Open Space) to "RA3 28", amended (Apartment Dwellings - Exception, amended) in accordance with the proposed zoning standards described in the Information Report, be approved in principle and that the by law be submitted to the Ontario Municipal Board for approval with respect to the outstanding appeal to By-law 0225-2007.

BL.09.COM W6

PDC-0037-2009

That the Report dated March 10, 2009, from the Commissioner of Planning and Building recommending approval of the application under File BL.09-COM W6, Paula Dale Ltd., 1151 Dundas Street West, northwest corner of Dundas Street West and Erindale Station Road, be adopted in accordance with the following:

1. That the application to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial - Exception) to delete the 60 m (196.8 ft.) minimum separation distance requirement for restaurants from the lot line of a Residential Zone as previously permitted under By-law 5500, in accordance with the proposed zoning standards described in the Information Report, be approved.

BL.09.COM W6